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Community Input Meeting Minutes
For the Proposed
Commerce Bank -Bel Air -East
3000 Emmorton Road
at intersection w/ Rt. 924 & Singer Road
Abingdon, Harford County, Maryland

The following is a summary of the Community Input Meeting for the above-referenced project, which meeting was held on Tuesday, August 14, 2007 at 6:00 p.m. at the Harford County Department of Planning & Zoning, 2nd Floor Conference Room, 220 South Main Street, Bel Air, Maryland 21014.

In attendance: Joseph F. Snee, Jr., Esquire
Suzanne M. Turner, Legal Assistant
From Gessner, Snee, Mahoney & Lutche, PA
Mr. Nathaniel Ballard, Project Manager, and
Patricia D. Monday, Vice President/Director
of Land Development
Patton, Harris, Rust & Associates, PC
Community Members:
Ms. Amy Judlick, representing Cradlerock Way, LLC
Ms. Debbie Seigle, representing Abingdon Senior Housing, Inc.
Councilman Captain James McMahan
Councilwoman Veronica Chenowith

Meeting opened at 6:00 p.m.

Joseph F. Snee, Esquire introduced the individuals in attendance and explained the purpose of the meeting and confirmed on the record that the posting and advertising requirements of Bill 07-07 have been met and read the list of entities to whom notice of the meeting had been mailed. Mr. Snee stated that the developer proposes to redevelop the lot into a 3,669 +/- square foot commercial building with drive-thru bays, to operate as Commerce Bank. Each site plan and rendering shown was marked as an exhibit and details of the project explained to the attendees by Mr. Snee, Ms. Monday and Mr. Ballard. The meeting was then opened for comments and questions.

Veronica Chenowith (Councilwoman -District B), 212 S. Bond St., Bel Air, MD 21014 stated the project looked very nice. She questioned ingress and egress issues and whether the proposal would include a right-in/right-out only. She addressed concerns that the area is a very busy intersections and that there would be problems with getting out from the property onto the roadways.

Mr. Snee responded that the development was not slated for the specific ingress/egress issues raised and Ms. Monday explained that the Singer Road entrance/exit

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had been pushed back as far as allowed due to the fact that the developer did not own the property behind the subject parcel. Mr. Ballard further explained that there were actually two parcels involved, both totaling apx. 1.1 acres and that they planned to move the snowball stand in order to accommodate the moving of the Singer Road entrance/exit to allow for safer vehicle movement. Ms. Monday summarized the renderings as well as Commerce Bank's signature back-wall mural which they commission artists local to the area to create.

Ms. Chenowith suggested that Commerce Bank should be put in touch with the Cultural Arts Board of Harford County.

Mr. Snee concurred and requested that Ms. Turner provide their contact information within this summary. The address for the Harford County Cultural Arts Board is 212 S. Bond St., Bel Air, MD 21014; telephone Nos.: 410-638-3527 or 410-638-3578, and fax No. 410-893-4972. They may be e-mailed at arts@harfordcountymd.gov and their website address is: <http://www.harfordcountymd.gov/council/arts/education.html>.

Capt. Jim McMahan (Councilman -District C), 212 S. Bond St., Bel Air, MD 21014 also addressed his concern about the ingress and egress issues at this particular area but believed that this project would calm things down, and that the proposed building has a calming appearance. He further stated his pleasure that Commerce Bank was addressing redevelopment projects, which he has campaigned long and hard for and believes this is a win-win situation for everyone.

Capt. McMahan questioned where Commerce Bank was based.

Mr. Snee responded that New Jersey is their base state of operations and presented a summary of the history of Commerce Bank along with an illustration of the locations of their current and potential store locations.

Amy Judlick, 10096 Red Run Blvd., Ste 300, Owings Mills, MD 21117 commented that wanted to know where to sign so that Commerce could begin the project. She stated she was thrilled with this redevelopment project.

Debbie Seigle, 3001 St. Clair Dr., Abingdon, MD 21009 also offered her support of the project.

Mr. Snee briefly advised the attendees that this matter would now be submitted to DAC, and that summaries of this meeting would be provided to them. He thanked everyone for attending, and the meeting was adjourned at apx. 6:45 p.m.